

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: December 10, 2024 **FILE:** 24-C-48

TO: Historic Preservation Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: South Lake International, LLC, requests approval of a Certificate of Appropriateness of Design to build a new single-family home located at 1051 South Southlake Drive (east), within the Lakes Area Historic Multiple Resource Listing District.

APPLICANT'S REQUEST

Certificate of Appropriateness of Design for a single-family home located at 1051 South Southlake Drive (east), within the Lakes Area Historic Resource Listing District.

STAFF'S RECOMMENDATION

Certificate of Appropriateness for Design: Approval

BACKGROUND

The lots at 1051 South Southlake Drive east and west were originally platted as three lots. They were later legally subdivided into two lots, creating one lot in the west and one lot in the east. The lots are located in a single-family zoning district, RS-9. The RS-9 zoning district requires a minimum lot width of 75 feet and a minimum lot area of 15,000 square feet. Both lots conform with these requirements. The lots have not been developed and have been vacant since at least 1965. The new owner is proposing two houses, one house on each lot.

REQUEST

The Applicant requests a Certificate of Appropriateness of Design for a new single-family home, located at 1051 South Southlake Drive. This request is specifically for the eastern lot. The proposed project sits on a 75-foot-wide lot, centered on the site, and complies with all required setbacks prescribed by the zoning district. The proposal for the new home reflects a contemporary architectural style. It is proposed be a two-story home containing approximately 8,400 square feet of floor area, with common areas on the first

level, living/dining areas, an office, a home gym, two guest rooms, and a kitchen. On the exterior of the ground floor, there are two covered terraces with a barbeque area and a swimming pool overlooking the Intracoastal waterway. The second floor consists of four bedrooms, four bathrooms, a storage area, and balconies projecting above the first floor. Required parking for the home will be provided via a driveway and a three-car garage. The driveway is accessed from Southlake Drive. The new home meets all applicable requirements including setbacks, height, and 40% landscape area.

The proposed materials are compatible and consistent in quality, color, texture, finish, and dimension to other previously approved contemporary designs in the historic district. The design utilizes a warm palette of glass, stone, and concrete. Additionally, the proposed landscaping will enhance the ambience achieved by the home's design, allowing for shade, visibility and framing of the property.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing, and location for all properties within the district. The proposed home is consistent with the character of the Lakes Area Historic Multiple Resource Listing District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	South Lake International LLC.
Address/Location:	1051 South Southlake Drive (East)
Size of Property:	17,552 sq. ft. (0.40 acres)
Present Zoning:	Single-Family Residential (RS-9) Lakes Area Multiple Resource Listing District (HMPRL0D-1)
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Vacant
Year Built:	N/A

ADJACENT ZONING

North:	Single-Family Residential District (RS-9)
South:	Single-Family Residential District (RS-9)
East:	Single-Family Residential District (RS-9)
West:	Single-Family Residential District (RS-9)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property.*

The proposed design is consistent with the scale and massing of the adjacent neighborhood, while allowing the Applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements.* The project has a minimal impact on the current streetscape.

The proposed new house and improvements are sensitive to the character of the Historic Lakes Section through its design which possesses similar characteristics to existing structures in the surrounding neighborhood.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The proposed new two-story house is consistent with the architectural features of previously approved contemporary architectural designs within the surrounding area. Therefore, it will not adversely affect the integrity of the Historic District.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.5.F.1

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.* The proposed site plan complies with all regulations including setbacks and lot coverage, and therefore is consistent with the surrounding area. Furthermore, the proposed architecture is consistent with several previously approved contemporary designs on South Southlake Drive.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourages new construction to be compatible with the character of the neighborhood regarding scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as the surrounding buildings, streetscape, and environment. The applicant proposes a cohesive, well-defined contemporary architectural design.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, “...*setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood.*” As proposed, the new design maintains consistent setbacks and massing as the surrounding properties and therefore, does not disrupt the relationship of buildings within the neighborhood. The proposed house and other improvements are compatible with other contemporary architecture along South Southlake Drive within the Lakes Historic District.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: The Design Guidelines state that materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials that are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used. The proposed architectural design utilizes a warm palette with simplified design elements such as stucco, stone tile, glass, and aluminum. The proposed architecture is consistent with other contemporary home designs within the district. Additionally, the proposed landscaping will enhance the ambience achieved by the home’s design, allowing shade, visibility and framing of the property.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The proposed exterior materials are appropriate for the proposed architectural design and compatible with adjacent properties. The design of the new single-family home is consistent with current workmanship styles and methods.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: The Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings... Within the context of historic preservation, elements of design such as massing, scale and rhythm*

reflect architectural style as well as the richness of the historic district. Meeting all applicable code requirements, the proposed design is consistent with the scale and massing of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Aerial Map